

MTC 75765-TM

THIS SPACE RI



M06-15035

Klamath County, Oregon

07/26/2006 02:21:48 PM

Pages 1 Fee: \$21.00

After recording return to:

Timothy Jay Kennon

~~4507 Reeder Road~~ 6510 S. 6th St, PMB
Klamath Falls, OR 97603 67

Until a change is requested all
tax statements shall be sent to
The following address:

Timothy Jay Kennon

~~4507 Reeder Road~~ 6510 S. 6th St,
Klamath Falls, OR 97603 PMB 67

Escrow No. MT75765-TM

Title No. 0075765

SWD

STATUTORY WARRANTY DEED

Keith McClung, Grantor(s) hereby convey and warrant to **Timothy Jay Kennon and Kathryn Kay Kennon**, as tenants by the entirety, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 11 in Block 3 of EASTMOUNT, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-001CD-06000-000

Key No: 509845

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$119,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 25 day of July, 2006
Keith McClung
Keith McClung

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 25, 2006 by Keith McClung.

Emily Coe
(Notary Public for Oregon)
My commission expires April 21, 2008



21.00